PROPERTY OUT OF THE CITY FOR ENGLEWOOD AND TENAPLY—A SPECIALTY—FOR sale or exchange, a very desirable dountry Seat at Spring Valley, N. Y., all modern conveniences; also less in Elizabeth, N. J., and city of Brooslyn for sale, exchange and to let.

III Broadway, basens, CLARK, 111 Broadway, basement, roo

RARM POE SALE—3) ACKES, PRUIT IN VARIETY;
good house, barn and outbuildings; high and
healthy; fine scenery; near village, schools, churches
and depots, on two railroads; 27 miles from New York;
desirable place; exceedingly cheap; only \$7,500; better
than stocks; easy terms; no exchange.
C. H. OLIVER, No. 1 Park place. OARM FOR SALE—AT SMITHTOWN, LONG ISLAND, of about 200 acres near the harbor and railroad or particulars inquire of J. B. FERED, 573 Hudson

FARM HOUSES IN IOWA AND NEBRASKA FOR nate—On 10 years' crudit, at six per cent interest; no payments required thi the end of the fifth year after contast for improvements and in rates of tare during 1874. For particulars address W. D. OWLES, 317 Broadway.

HOR SALE-ATLANTIC BARREL WORKS, AT Philadelphia; capacity 1,200 oil barrels per day; also their Stave Mill on Che-apeake and Ohlo Baltroad, west Virginia, which has a capacity to turn out 20,00 stavedand headings daily; both works in complete order. For turther information apoly at the company's office, 307 Wainut street, Philadelphia.

FOR SALE—IN THE VILLAGE OF WHITESTONS L. I., five two story basement and French roof Houses: modern improvements: three blocks from rational depot; 40 trains daily: terms very easy. Apply to A. F. Rifle Eg. 50 Liberty street, room 8, New York. FOR SALE-FARM OF 241 ACRES, IN DUTCHESS county, New York, and within a quarter of a mile

FOR RENT-A LARGE STORE, IN TRENTON, N. J., suitable for a dry goods, fine procery or clothing store; the location of this property is such that an enter prising party leasing it for a term of years is sure of establishing a large and profitable cash trade; the store is situated on the principal business street of the town, between two large markets, and opnosite Taylor Opera House. Apply to E. L. ALEXANDER, III Liberty street. New York.

FOR SALE-LOT 50X100, DOUBLE HOUSE, BARN and stable: fruit of all kinds, two lines of boats and ferry to New York; horse car-bass the door; one hour from City Hall. is, F. HILLERY, 156 Charles street. FOR SALE—AT HOHOKUS, BERGEN COUNTY, N. J., new House, 4% acres land; terms easy. For particulars apply to W. S. SHERWOOD, 1,274 Broadway.

FOR SALE—AT SARATO A SPRINGS, A NEW House, partly turnished, on Circular street; fine lo-cation; price \$11,00. Address Rev. J. S. HART, Sara-toga Springs, New York. toga Springs, New York.

FOR SALF—AT PASSAIC, N. J., FINE RESIDENCE, in the finest part; positively every improvement in each room and freecoet; bath, closet, &c.; conservatory and billiard room; can be bought for \$4.00\) less than cost if applied for at once; owner has business on the Hudson River.

J. B. PUDNEY, Hudson street, N. Y.

FOR SALE-150 BUILDING LOTS, FOURTEENTH Ward, Newark, N. J., on main avenues, running to waverley fair Grounds and chrabeth; price low and carms easy to induce investment; streets graded, curbed, fagged and severed; convenient to horse and steam cars. T. C. SMITH, 6) Broadway, room 9. POR SALE—A DESIRABLE RESIDENCE ON STRAW. It berry Bill. Stamford, Conn.: the house is partly furnished, and is in perfect order; 16 rooms, hot and cold water, bathroom, taundry and stationary washstubs; gas throughout; carriage hous, \$3.23, with addition for coachman; stalls of five horses; chicken yard and hennery; lot 105x40u or larger if desired; commanding an extensive view of Long 1-land sound, and is pleasantly shaded with clms, maples and evergreens; abundance of fruit and a good vegetable garden. Apply to E. H. RICKAED, 19 Nassau street.

FOR SALE-WEST ISLAND, ON LONG ISLAND FOR SALE-WEST ISLAND, ON LONG ISLAND LONG a beautiful Country Seat, containing about orty acres of land, cultivated and in shade, with every acres of land, cultivated and one trees, spaceous manifold, stables, billiary of the stables, billiary of the land of the stables, billiary of the land of the land

POR SALE—A REMARKABLE SUBURBAN PROP-orty, six miles from New York, adjoining fine im-provementa, villas, schools, churches; unequalled rail-road tacilities—five depots; price, one third of that ob-tained for adjoining property at retail last season on which \$75.000 was made: will not exchange, as this is a tar botter investment than any improved city property. There are special reasons why large profits should be realized. Address SUBURBAN, Herald office.

FOR SALE—A LARGE HOUSE IN THE VILLAGE of Cherry Valley, Otsego county, N. Y.; near Sharon, Richfield, Cooperstown and Otsego Lake; ine views, designating drives and pure arr; suiphur and phosphatesprings—the latter the only one in the world; house-in complete order and very desirable either as a private residence or as a summer boarding hous; large garden and carriage house; will be sold furnished or unfurnished. Auply to L. W. BATES, 52 Wall street.

FOR SALE-THE PINEST PLOT OF LOTS IN HACE enanck: terms to sult. VIC.OR M. HACKLEY, 82 Cedar street. New York. FOR SALE—ON NORTH SHORE, LONG ISLAND, Place of 4% acres: a modern House, 10 rooms, as good a new; flae view of bay, high ground, no fever and sue; 10 minutes from depot. 40 minutes from Hunter's olnt. Address LONG ISLAND, 116 Fulton street, first

POR SALE-25 ACRES, 150 LOTS, IN CITY OF Plainfield; also 100 acres Land near Mamaroneck depot and 100 acres one mite from Peckskill; splendid river view. Apply to GEORGE B. MILLS, 62 South at

FOR SALE—AN ELEGANT RESIDENCE, HAND-somely furnished, 6 acres ground, all conveniences and buildings complete, at Tenardy, N. J., at a sacrifice it sold immediately; one-third cash only. Address IMME-DIATE, box 185 Herald office.

FOR SALE—A COMMODIOUS COUNTRY RESI-dence, on high ground, between Fordham and Tre-mont; abundance of fruit, good stables and carriage house; about thirty city lots: price, \$25,000; terms easy. Inquire of C. A. BERRIAN, 162 Broadway, or J. THOMAS STEARNS, Tremont.

FOR SALE—A FINE FARM IN LITCHFIELD county, Conn., about 23 miles from Court House; farm contains about 136 acres, mostly overhard and meadow, good house and barns, over \$,000 finit trees and 800 grapevines, in bearing condition; location very destrable, being up among the hills where thousands of city people spend the summer months breathing the fluest and healthiest air in New England. For terms and particulars address THOMAS G. SLOAN, New Haven, Conn.

FOR SALE—AT PLAINFIELD, N. J.—ONE HOUR from New York, via Central Railroad.—Property for sale, from \$2,500 to \$40,000; to rent, from \$30,00 to \$2,000 with or without the modern improvements; three to five minutes' walk from depot; also to exchange for New York or Brooklyn Property, fine churches, schools, &c., and 36 trains daily over the best managed road in the country. For intrher information apply to B. A. MUM-FORD, Agent, office opposite the depot at Plainfield, or to A. J. BLEEGKER, SON & WHITE, No. 77 Codar street, New York.

FOR SALE—AT MONTCLAIR, N. J., AN ATTRAC-tive modern House, 14 rooms every convenience, two acros, barn and hennery; but 10 minutes walk to two depota. Apply, between 11 and 1, to S. W. TUBBS, 71 Broadway, New York, room 78.

FOR SALE OR TO LET—A COTTAGE AT TAPPAN Station, on Northern Railroad of New Jersey, three quarters of an aere of Ground; a Farm in Fulton county, 105 acres; price \$4,000. Inquire at No. 16 East Eighteenth street.

FOR SALE OR TO RENT. \$5,000; A GOOD HOUSE in Boonton, New Jersey; corner lot, 100 feet square good business location. Apply at 364 Canal street, sec and floor.

TOR SALE OR TO LET, DESIRABLE HOUSE AND Lot in Stamford, Conn., three minutes' walk from the depot, Lot 178.150; plenty of fruit and shade, barn, bennery, 4c.: House 15 rooms, in good repair; price \$8,000; rent\$650. For particulars inquire of JONATHAN MARSHALL, 47 Broadway, New York.

FOR SALE OR TO LEASE—A COUNTRY RESI-dence, at Rutherfurd Park, N. J., S miles, or 40 minutes from New York; S minutes from depot; river front; suitable for a boarding bouse, small hotel or road house. Address box 11 Post office, Rutherfurd Park, N. J.

FOR SALE OR TO LET—AT PASSAIC, N. J., AN RI-ceant Residence. 13 rooms, all improvements, nice conservatory, situated on Gregory avenue, two innutes' walk from depot; will be sold on easy terms.

POR SALE AND TO RENT-FIRST CLASS FARMS, Country Seatt, village Property, &c., within 40 miles of New York. HUTCHINSON & WILSON, 37 Union square. FOR SALE VERY CHEAP, AND ON EASY TERMS A good two story and French roof House, nine room two acres Land; one mile from station at Englewond.
CLARK, III Broadway, basement, room C.

HEMPSTRAD.—FOR SALE, LOT 65X217, DOURLE house, 38x28, with extension 13x15, within five minter walk of three railroads, with 40 trains daily to New York; streets laid out and graded; adewalks flagged; a bargain. Apply to ALONZO WILLETTS, Hempsted, L., or B. F. HILLERY, 156 Charles street, New York.

HOUSE AND THREE ACRES LAND FOR SALE OR For min, one mile from Catskill; also Parm of 150 acres for min, six miles from Catskill. Address box No. 5 Catskill Post office.

IF YOU ARE LOOKING FOR A FURNISHED OR UN furnished Country House to rent for the season or by the year, address JOHN & EWEN 39 Nassan st., room 17 IN THE COUNTRY-\$7:0.—TO LET OR LEASE. A large, commodious Dwelling, nicely shaded, with table, cold grapery and about 4 acres of Land; plenty of truit; possession in one week's notice; situated near paterson. R. J. Apply to WILLIAM F. HEINS, 161 Broadway, New York.

L ONG BRANCH,—TO LET, PURNISHED, TO A private family only, from the 8th of June next to the 10th of September, one of the prettiest and most commodious Villas on the shore; bathing house, kitchen garden, well stocked; croquet lawn, billiard room, ice house, full of excellent ice; stabing for three horses, coach house, room for two carriages. Apply to Mr. ARUHUR WALLACK, Wallack's Theatre, Broadway, where a photograph of the place can be seen.

MARYLAND PEACH AND FRUIT FARMS-IM proved, \$5 to \$60 per acre; catalogue free.
H. P. UHAMBERS, Federalsburg, Md. NYACK.--FOR SALE OR TO LET, TWO COTTAGES 10 and 13 rooms; modern improvements; elegan trult. Inquire of J. V. ONDERDONK, Nyack, N. Y.

NYACK-THE FINEST RIVER TOWN, VILLAS AND Cortages, near depot, at bargains; also to let; splendid views. C. H. OLIVER, No. 1 Park place. N BAT COTTAGE, EIGHT ROOMS; ONE-QUARTER acre, carriage house, fine view of water, garden, ac., ten minutes from Vanderbill landing, \$2,500; terms DARRIN, 50 Broad street.

ORANGE, N. J.—HANDSOME FRENCH ROOFED
Cottage Residence, containing 6 bedrooms, bathroom, ample ctosets, furnace, parior, dining room,
kitchen; for lease from April 1, on Glenn avenue, monstain side, near Liewellyn Fark depoit 1½ acres in lawns;
tine stable and carriage house; excellent neighborhood,
Apply to HAMILTON & WALLIE, at their Orange office,
assestic principal depot, on 23d February (Monday).

PROPERTY OUT OF THE CITY SALE OR TO REST.

ONE OF THE MOST ELEGANTLY SITUATED COUN. try Seats on Long Island Sound for sale, consisting of 40 acres, with excellent improvements; truit, hathing, 4c.; \$60,000. HELLAWY BROTHERS, No. 5% Pine street. OBANGE, N. J.-NEW HOUSE, 11 ROOMS. ALL modern improvements, good location, lot 80,200; price \$7,500; rents for \$850; a bargain. Houses to rent, inrnished and unfurnished. Apply to S. D. CONDIT, Brick Church Station.

ORANGE, N. J.—SPECIALTY—HANDSOME RESI-dence; every modern convenience, for sale; 16 rooms; stable, carriage house, hennery; line lawns, gar-den, fruit; near Highland avenue depot. HAMILTON & WALLIS, 30 Pine street. ORANGE, N. J.-FOR SALE, HOUSE, 7 ROOMS, \$3,200; House, 10 rooms, \$7,500; House, 10 rooms, \$18,000; House, 16 rooms, \$28,000; House, 16 rooms, \$28,000, House, 18 rooms, \$28,000, House, 18 rooms, \$28,000, House, 18 rooms, \$28,00

OBANGE MOUNTAIN (SPECIALTY), VERY healthy.—For sale, fine Residences, \$2,000 to \$30,000; will be at Orange main station to show property February 23.

B. F. SMALL, 98 Liberty street. DLOT OF GROUND, TWO HOUSES, BARNS, AC., IN Rahway, N. J.: free and clear: price, \$5,0 change for Merchandiso; give particulars. RAHWAY, Heraid office.

SHORE PRONT PROPERTIES FOR SALE—AT RYR, Orecawich, Riverside and Stamford; country seats, cottages and beautiful building sites; all prices. Address J. W. ATWATER.

SOUTH ORANGE, N. J.—HANDSOMELY FUGNISHED SOUTH ORANGE, N. J.—HANDSOMELY FUGNISHED SIDE OF COMMENTARY OF THE STREET OF THE STREET

CTAMFORD, CONN.—FOR SALE—31 ACRES, ON THE Sound, at a low price and on easy terms; large Boarding House to rent or for sale.

G. SPAULDING, Stamford Depot.

TO LET—TWO HANDSOME HOUSES IN MONTCLAIR.

N. J. (12½ mites from New York by Midland Railread,
Cortlandt street, or Delaware, Lackawanna and Western Railroad, Barclay sarcet); slate roots, large plazza,
14 rooms, gas, bath, washstands, water closes, bot and
cold water, range, brick furtuace, laundry, with stationary tubs; tank of 1,000 gallons, filled from the roof; well
of pure water, healthy location (no fever and ague), ince
wakes and welendid views; 55 to 650 leet above tide
water; two railroads, 26 trains daily; eight minutes'
walk from depot; churches, stores, &c., and one of the
best schools in the State. Apply to UAREY & YALE,
Owners, 66 Beaver street, New York, or on the premises,
Chesmus street and Central avenue, Montclair, N. J.

TO LET—AT PASSAIC, N. J., 45 MINUTES FROM
New York, 3 minutes from station, a House, 12 rooms;
almprovements; barn and two acress cheap to good
namt; will sell or exchange. Owner at 201 Sixth av. TO BE LET-AT STATEN ISLAND, DESIRABLE Residences on Tompkins avenue, near Stuyvesant place, New Brighton; equi-distant from both ferries; perfectly healtny; rents moderate. Also Cottage, on Fort Hill, containing 10 rooms, above the basement; commanding a beautiful view, and accessible by horse cars; rent \$500. Apply at 71 couth street, New York. TO LET-FOR TWO OR THREE YEARS, AT NYACK, a fine Place, six acres; river from; lawn, truit, spring water; low rent Apply at 384 Canai street, second floor.

To LET-FURNISHED, COUNTRY HOUSE, CHEAP.

A widow and adult daughter, owning ten acres of
Land, on high ground, in New Jersey, three-quarters of
an hour from New York, would rent the same and board
with occupants; rent \$500 per annum, including board
or would rent without board if preferred; healthui
location; abundance of fruit; gas in II rooms in the
house; relevences exchanged. Address VAN, box 223
Herald offlee.

TO LET—A FINE HOTEL, FULLY FURNISHED, ON the Hudson, within easy access of New York; also a handsomely furnished private Residence. Apply to VICTOR M. HACKLEY, 8; Cedar street, New York. TO LET-A COUNTRY RESIDENCE, AT GREEN wich, Conn., near railroad depot, consisting of a frame house, furnished, with nine rooms: a summer kitchen, I allt last year, attached to fir a new barra, with faind; plenty of graphery and choice fruit. For particulars inquire at 112 kast Fitty-eighth atrect, between Lexington and Fourth avenues.

TO LET-A THREE STORY AND EXTENSION brick House, situated on the corner of Halsey and I brick House, situated on the corner of Halsey and Linden streets, the most central part of the city of wears N. J. within one minute's walk of Broad street and five minutes of the three depots near by warket at the modern improvements; rent, \$1,000 to a responsible tenant. Address R. STOUTENBURGH, Clothing Merchant, 785 Broad street, Newark, N. J.

TO LET-TWO NEW BEAUTIFUL MANSARI roofed Houses, 18 and 22 Newark street, Newark, N. J., between Orange street and Sussex avenue; each house contains 15 rooms, and are suitably arranged for two families each; gas, water, bath and every convenience; fine location, high ground, shady street, large yard, &c.; rent of each house \$50 per month. Apply the the owner, 77 Amity street, corner Thompson, N. Y. To LET-MODERN COTTAGE, WITH THREE ACRES on Northern Railroad. 12 miles from New York

TO LEASE ON LONG ISLAND—A GFM OF A place; two story House, carriage house, three acres, well truited; torty minutes from Fulton ferry; rent \$50 per month. Inquire of owner, M. CHAMBERLAIN, 111 West Forty-second street.

TO RENT-TWO HOUSEs; VERY CHEAP; ONE AT Flushing, for \$300; micely situated and healthy; the other, with 25 acres of Land, at East Rockaway; suitable for boarding house or private residence; lumished or unturnished. Apply to owner, JOHN E. ROOSEVELT, 100 Broadway.

TO RENT-PARM OF FORTY ACRES, AT HYDE Form Central Reliroad depot; rent low, if essured or paid in advance, to a good party.

73 Codor street, New York.

TO RENT AT STAMFORD, CONN.—A COTTAGE, handsomely furnished, containing 16 rooms, with gas, hot and cold water, stable and garden; on high ground overlooking the Sound. For particulars call on or address Mrs. B. WILLIAMS, 78 Madison avenue. TO RENT OR FOR SALE AT ELIZABETH N. J.One of the handsomest Places to be found optside
of the city; fruit in abundance; complete in every re
spect; late the residence of James Albro deceased. Ap
ply to L. K. ALBRO, 243 Broadway.

TWO BEAUTIFUL RESIDENCES, BATH, TANK, Closet, range; half an acre each; adjoining depot, Post office, fidewater; also a furnished House in Central Stamford, with stable, fruit and shade, to let; price and terms to suit times. Apply to or address ARTHUR E, SKELDING, Riverside station, Conm.

2 ELEGANT HOUSES, TEN ROOMS; DOUBLE LOTS to each bouse; commands view of bay and city, New Brighton, five minutes from landing; \$5,000.

DATEIN, 50 Broad street.

\$10 A LOT FOR 100 LOTS AT ISLIP, L. I.; WILL sell 5 lots or 100; must be sold, to close an estate. Address ISLIP, box 202 Herald office.

25 AGRE FARM, NEAR MILLBURN, N. J., 15 MILES from New York, with good buildings, for sale cheap, owner having uo use for it. CURLEY, 12 Centre street. \$100 WILL BUY A PLOT OF FOUR LOTS, ONE hour and 20 minutes by rail, two blocks from depot; title periest a terms easy. Address BARGAIN, Herald Uptown Branch office.

\$100 LOTS AT GARDEN CITY PARK, ADJOINING A. T. Stewart's Garden City.—Only \$5 monthly will secure a choice one and soon pay for it; millions of dollars are being expended at Garden City; you can profit by the outlay if you invest now; investments in land pay better than savings baths; they are always sate; banks are not: liberal discount to those who pay cash down, with warrantee deeds at once; examine this property; be at store, \$59 Third avenue, at hall-past 9 A. M., and go with my grent; ladies shown every courlesy. B. W. HITCHCOCK, Real Estate Headquarters, \$59 Third avenue, near Thirlieth street.

100 FARMS AT \$300 EACH—WHOLLY ON CREDIT; also improved Farms cheap. Pamphiets free at drug store, 44 Broome street (east side).

\$4.000 FOR A MAGNIFICENT FARM IN CEN-tral New York; 133 acres; good buildings; nicely located; 60 to 80 acres under cultivation; fine chance for a poor man wanting a home; terms moderate. Apply at 248 East Thirtieth street.

\$12.000 WILL BUY 35 ACRES, 16 MILES PROM City, in Jersey, one mile from depot; fine House, cost \$6,000; plenty fruit; great bargain; terms easy. Address LADY, Herald office.

REAL ESTATE TO EXCHANGE. A MERICAN PROPERTY EXCHANGE.—NEW YORK,
Brooklyn. Westchester. New Jersey Houses,
Lots; Farms, all ections: spiendid country Residences,
lomesteads, sale or exchange; Southern, Western
Lands. T. MANSON, 29 Broadway.

A THREE STORY BROWN STONE UNENCUM-between Fifth and Sixth avenues, worth \$40 (20); two well required large Tearements, good location, to exchange for good building Lots or lower princed Houses or kood MARTIN DUNN, 202 Broadway.

Mortgages.

MARTIN DUNN, 302 Broadway.

A N EXCELLENT OPPORTUNITY FOR MERchants and manufacturers to exchange their stocks
of Merchandise, in amounts of \$1,000 to \$100,000, for valuable Real Estate in the immediate vicinity of New York
city at eash valuation.

M. L. GUINZBURG,
No. 3 Chambers street, basement.

A NUMBER OF CITY BROWN STONE TENEMENTS
to exchange for Newark and Elizabeth Property to exchange; some choice City Lots to exchange for Improved
property; a number of fine farms and Country Seats
for City and Brooklyn Property; also Business Property
of Brooklyn residences; a Cotton Factory and Paper
Mill, Grist Mill and Stable Property; also Western
Lands; cash for good Second Mortgayes. Apply to or
address CHAMBERS & CO., 83 Nassau street.

A BROADWAY LEASE OF STORES PRODUCING \$6,000 annual profit will be exchanged for small house in Harlem or Staten Island, unencumbered, worth from \$6,000 to \$4,000. Address, with rull description. M. K., box 122 Herald Uptown Branch office.

A.—AN EXCHANGE FOR REAL ESTATE—THE A. president of a profitable manufacturing corporation, receiving \$4.000 salary and owning \$35.000 worth of stock, which pays 10 per cent dividends, instructs us, on account of III health, to sell his stock (a controlling interest), at par, or exchange the same for first class proper the expensive profits of the controlling interest. At par, or exchange the same for first class properting the value of the controlling interest. At par, or exchange the same for first class properting rarely offered to obtain a lucrative office and dividend paying stock; only first class property accepted. PHALON & SLOAN, 31 East Seventeenth street.

A LADY WOULD LIKE A COTTAGE IN VICINITY
Heraid Uptown Branch office.

BLOCK FRONT IN HARLEM FOR SALE OR EXchange—200 by 30, on avenue A, cast side, between
lith and litth streets. Apply to STEPHEN ROBERTS,
corner litth street and avenue A.

BRIDGEFORT, CONN.—A BEAUTIFUL ENGLISH villa Residence, situated on the Sound. Will purchase city Residence not over \$30,000; and open to propositions of other property;

REAL ESTATE TO EXCHANGE. EXCHANGE—THRRE STORY BRICK HOUSE, HAR lem, also vacant Lots near Highbridge, Westchester county, for improved Property or vacant Lots, Brooklyn of Jersey. Principals inquire at 73 Beekman street, first floor, from 12 to 4

EXCHANGE—FOR BROOKLYN HOUSE, A FIRST class Residence on the Hugson, with 29 acres; free from encumbrance; photograph at our office.

PACHANGES WANTED—FOR CITY AND BROOK-Ju Houses, Lots, Country Seats, Parms, Mortgages, Merchandise, Bonds, &c. RUFUS K. McHARG, 135 Brosdway, Notary and Commissioner for every State. FOR SALE OR EXCHANGE ON EASY TERMS—A beautiful cut stone and brick Residence, overlooking New York, Long Island and Sandy Hook; 20 acres of lawn, meadow and orchard; also 340 acres on the Mid and Railroad, Corlinnd county; 300 acres valuable timely, saw Mill, Houses &c. Apply to D. C. ORMSBY, St. Cloud Hotel, or 170 Broadway, room 2, third floor, from 1 to 3 o'clock.

TOR SALE, EXCHANGE OR TO LET—IN BROOK byn, the Mansion and 8 Lots of Ground, 1.44 Pacific street, near Brooklyn avenue, and within few initutes walk of Atlantic and Fulion avenue cars; the house has a greenhouse attached and contains all the improvements; the grounds are tastefully laid out and abundantly supplied with fruit; small stable and carriage house on the premises. For terms apply to the owner, on the premises, from 10 A. M. to 4 F. M. Possession immediately.

FOR SALE OR EXCHANGE—A PIRST CLASS RES down town and four, located on a prominent corner down town and doing a good business; no agents need answer. Address H. H. H., Herald office. FOR SALE OR EXCHANGE—A FINE DEVELOPED Gold Mine, paying ore of 1,600 feet, in Gilpin county, Colorado.

M. EHRENREICH, 31 Gedar street.

FOR SALE OR EXCHANGE—LESS THAN COST, A three story brown stone House; new; splendid neighbornood. 126 McDonough street, Brooklyn, near Yates avenue.

G. G. GUILD, 61 Liberty street. FIGE SALE OR EXCHANGE—A CORNER HOUSE and Lot: a splendid chance for investment; two Lots, cornor 133d street and 7th avenues: 17 Lots on 123th street, between 10th and New avenues: 3 Lots on 48th street, between 7th and 8th avenues. Apply to H. STELLENWERP, 71 Broadway, room 129.

FOR SALE OR EXCHANGE—A FIRST CLASS PRI-vate Residence, adjoining the city and easy of ac-cess, with handsome grounds, garden, fruit trees and all conveniences. M. EHRENRRICH, 81 Cedar street. FOR SALE-OR EXCHANGE FOR A PRIVATE P. House on west side of town and some money, two large iron and brick Stores, with lease, of ground for sixty years; it is first class proper y and is situated on a corner on one of the principal thoroughizers down town, and brings \$5,000 per year above ground rent. Address M. M., tiorald office.

FOR SALE OR EXCHANGE—A SPLENDID GRAZ fing Farm, 2,000 acres, Tennessee; Farms in New Jersey and Virginia; Houses in Plainfield and Harlem; Lands in Missouri, suitable for colonization. H. JACKSON, 61 Cedar street.

FOR SALE OR EXCHANGE—BUILDINGS SUITABLE P for factory purposes, or can be made into first class tenoments; also steam power if necessary. 413 and 415 West Flity-sixth street.

FOR SALE OR EXCHANGE—FOR GOOD FREE AND clear city or near by Property, a large Store or stock of Goods, in dry goods line. Address box 115 Herald office.

FOR SALE OR EXCHANGE FOR CITY PROPERTY—
60 series of land, with brick yard, house, sheds and
appurtenances. Inquire of E. ANKETELL, 331 Market
street, Newark, N. J. FOR SALE—OR EXCHANGE FOR NEW YORK OR Harlem Property, a first class Country Residence and improvements, with Bor more Acres. Address R. H. COBURN, Post office, East Chester, N. Y.

FOR SALE—OR EXCHANGE FOR PROPERTY IN the vicinity of New York, a Drug Store, on a lead-ing business street. Inquire at 438 Huseld Street, corner Grove. J. M. TUTUS.

POR SALE OR EXCHANGE—AT BAYONNE, N. J.,
a bandsome two story and basement Cottage, 9
rooms, with lot 62x100, only \$6,000; easy terms; or unit
trade for Brooklyn real estate, a grocery store or stock
of groceries at market rates. Apply to J. M. GIRSON, 31
Montgomery street, Jersey City. FOUR LOTS-READY FOR IMMEDIATE IMPROVE I ment (no mortgage), to exchange for productive Property in New York; also Country Place and Money to trade for city Residence.

BELLAMY BROTHERS, No. 5½ Pine street.

MERCHANDISE (\$6,500) AND \$5,000 CASH. FOR city or Brooklyn improved Property. Also 150 Central avenue Lots for city improved Real Estate. 240 Broadway, room 11.

NEW YORK CITY AND BROOKLYN PROPERTY TO exchange for good Farms.

FARSONS & BARNES, 112 Broadway. SARATOGA PROPERTY TO EXCHANGE FOR A stock of Goods suitable for a country store. Address SARATOGA, box 184 Herald office.

STORES, TENEMENTS, DWELLINGS AND LOTS TO exchange for City and Country Property. Owners only address W. J. HARPER, 862 Third avenue. TWO MAGNIFICENT PLACES IN WESTCHESTER county to exchange, for good stocks, Bonds or Mort gages. HINE, COLE & GRAY, 536 Sixth avenue.

TO EXCHANGE-FOR IMPROVED PROPERTY (tenement preferred), a country Residence, at Rutherfurd Park, N. J., free and clear, five minutes from depot, trouting on the Passaic River; S miles or 49 minutes from New York; intrnished or unfurnished; Horses, Carriages, &c. Address OWNER box 11 Rutherfurd Post office, N. J. Office, N. J.

TO AXUHANGE—ELEGANTLY LOCATED VALUAble Lots, unencumbered, on Washington avenue,
new Twenty-fourth word, for a House lightly encumbered, in or adjoining this city or vicinity. Address
ARESON, box 112 Herald office.

TO EXCHANGE—A THREE STORY AND BASEMENT House in Brooklyn, free and clear, 13 rooms, improvements, 20 minutes from ferry, and \$2,000, for a suitable House in New York. Send full particulars to OWNER, box 162 Herald office.

TO EXCHANGE -A COUNTRY HOTEL, FURNISHED. PARSONS & BARNES, 112 Broadway. TO EXCHANGE—FOR CITY OR BROOKLYN
Houses, a block of country Property, amounting to
\$300,000, free and clear. A. G. DARWIN, 10 Pine street. \$300,000, free and clear. A. G. DARWIN, 10 Fine street.
TO EXCHANGE—POB DOWN TOWN PROPERTY, OB
sell for cash, valuable Central Park Lots, being 50x100,
corner of Ninth avenue and Ninety-eighth street, and
one full Lot on Tenth avenue, between sixty-third and
sixty-tourth streets. Address M. A. MAUGER, 110 Reade

TO ENCHANGE—A LARGE HOUSE, 16 ROOMS, 11/2
Acres, Stable for four horses and carriages, all in perfect order; a few minutes from Vanderbilt landing, Staten Island; unencumbered; cash value, \$25,000, for a stock of desirabe Merchandise, cash value, \$25,000, for a first class four story House, in unexceptionable location in this city; or would exchange the Staten Island Property for such a House, moderatedly encumbered. Call at 546 Broadway, in store. No agents.

VILLAGE PROPERTY, \$3,000 SECOND MORTGAGE (first \$3,000); or \$6,000 equity if wanted, for Furniture little used, interest in a schooner, salable mechandise, a paying basices, or Western lands and cash, Send full particulars to WESTCHESTER, Herald office. VALUABLE, WELL LOCATED REAL ESTATE—IN the immediate vicinity of New York city, will be exchanged for improved Property, good Mortgages or Merchandise.

No. 3 Chambers street, basement.

No. 3 Chambers street, basement.

WILL EXCHANGE FOR DIAMONDS AND JEW
elry-\$5,000 worth of valuable Real Estate in New
ark, N. J. Address OWNER, 54 Elizabeth avenue, New
ark, or T. C. SMITH, No. 60 Broadway New York, room
No. 9.

2 COTTAGES (UNENCUMBERED) AND TWO brown stone Houses will be exchanged for \$20,000 to \$40,000 New York Dwelling.
D. J. MOLLOY, 202 Broadway, room 6.

27th Street.—Two Houses, To Exchange for Lots below Firty-ninth street or good Tenement Property. Apply owner, 34 West Firty-firth street.

720 ACRES IN SANILAC COUNTY, MICHIGAN—The Street of Country of the Street of Country of Country of Country

\$1,000 WORTH OF NEW JEWELEY, WAR WORTH OF NEW JEWELEY, WAR Worth \$1,50, to exchange for a nice House and hern and a few acres of Ground within ten miles of this city; must be free from inorunge, wildeat, bogus or lancy price; real estate delers need not answer.

P. DABLEY, No. 5 Chambers street.

3.200 ACRES SOUTHERN MISSOURI PRAIRIE ient cattle range; healthy; near railroads; will sell small farms or exchange. BENDER, No. 7 Beach street, 9 to 1.

15.000 TO \$30,000 —PROFITABLE BUSINESS IN for city or suburban Property. Principals only address EXCHANGE, box 106 Herald office.

\$16.000.—FOR SALE, OR WILL EXCHANGE A Thirty-seventh street, for a small Dwelling House west side, Sixth to Ninth avenue, good location will give a good barrain. Call on or address A. H. HORTON, lumber dealer, corner west and Clarkson size.

A HOUSE WANTED-IN A CENTRAL PART OF the city; price not to exceed \$30,000. Address POTTER BROTHERS, No. 4 Warren street. A THREE OR FOUR STORY HOUSE WANTED— Between Seventeenth and Twenty-third streets, Fourth avenue and Broadway; must be in good order. Address E. D., 1,130 Broadway.

Address B. D. 1,130 Broadway.

A. —AN EXCHANGE FOR REAL ESTATE—THE A. president of a profitable manufacturing corporation, receiving \$4,000 salary and owning \$35,000 worth of stock, which pays 10 per cent dividends, instructs us, on account of ill health to sell his stock (a controlling interest), at par, or exchange the same for first class property in New York or vicinity; the above is an opportanity rarely offered to obtain a lucrative office and dividend paying stock; only first class property accepted, PHALON & SLOAN, 31 East Seventeenth street.

A STORE PROPERTY WANTED-POR INVEST-tion street, in Brooklyn; small or no mortgage. Call on or address, with full particulars and lowest price, POTTER BROTHERS, No. 4 Warren street.

JOHN 8, PIERCE, 106 BROADWAY, WANTS TO purchase, for a cash customer, a three story high stoop House, between Third and Ninth avenues and below Fifty-ninth street, for \$15.000. L ANDLORDS AND OTHERS HAVING HOUSES FOR sale or to rent can find cash purchasers and good tenants by sending particulars of the property to THOMAS McGUIRE, 644 Third avenue.

For Other Real Estate Advertisements

TO LET FOR BUSINESS PURPOSE BENNETT BUILDING.

GREAT REDUCTION IN RENTS. WITH A VIEW TO SECURE ELIGIBLE TENANTS FOR THE FEW OFFICES NOW REMAINING UNLET IN THE BENNETT BUILDING THE RENTS HAVE MAY OBTAIN OFFICES AT VERY LOW RENTS.

TO INSURANCE AND BANKING OFFICES IS NOW PRESENTED AN UNUSUALLY PAVORABLE OPPOR-TUNITY TO SECURE ELIGIBLE OFFICES, ON MOST FAVORABLE TERMS. THE ABOVE BUILDING IS

COMPLETELY PIREPROOF. HEATED BY STEAM. TWO ELEVATORS, ALL MODERN IMPROVEMENTS

INQUIRE OF HOMER MORGAN, NO. 2 PINE STREET.

A STOR PLACE HOTEL TO LEASE FAVORABLY.
Over 100 suits Rooms; Stores Restaurants, Base
ments: most stely and centrally located, frontin
Broadway, between Cooper Institute and Bible Hous
apply at 27 third avenue. -Stores, Basements and Lopts, Wit steam Power day and night, in Frankfort, Spruc-sekman and William streets; printers' locality, EXCELSIOR STEAM POWER COMPANY, 13 Spruce street.

SPLENDID CHANCE FOR A RESPECTABLE business.—Two of the finest Stores on Third avenue lease, on reasonable terms; size 20x75.
THOMAS McGUIRE, No. 644 Third avenue. A GRAND CHANCE-616 THIRD AVENUE-A FINE Store for fancy dry goods, gents' furnishing goods of boots and shoes. Inquire in store.

BEAUTIFUL ROOM, LOCATION VERY DESIRable for dressmaking or other light purposes. Sew machine store, 115 Fourth avenue.

A VALUABLE CORNER TO LEASE—FOR A TERM of years; would make a first rate liquor store; also other Property, well located, to lease for business pur-poses. Apply to Chevier Bros., 124 West Broadway. A FINE OFFICE, \$50 A MONTH, ON THE FIRST to St. German Hotel.

A CORNER STORE TO LET-ALSO A STORE IN Frankfort street, occupied as a leather store for five years; ront reduced, Frankfort Bouse, corner of Frankfort and William streets. A FINE LARGE STORE, PLATE GLASS PRONT, immediate possession. Apply at the furniture store, 2,207 Third avenue.

A. TO LET, THREE BEAUTIFUL, WELL LIGHTEL LIGHTEL LIGHTEL A. Lefts, at \$475, \$409 and \$356 a year, by F. PATUREL & CO., 54 and 56 Duane street. A FINE STORE, WITH LARGE BAY WINDOWS, on Eighth street, opposite Clinton Hall, and near Broadway, to let or lease; suitable for book store, publishing house, sewing machines, tailor or other first class business. E. G. LOCKE, 139 Eighth st., near Broadway.

MAN, HAVING A THOROUGH KNOWLEDGE OF A MAN, HAVING A THOROUGH KNOWLEDGE Of conducting actop house, can hear of one of the best locations down town to be let to a person of goor reference. Apply to WILLIAM H. REGAN, No. 5 Beel man street. A FIRST CLASS CORNER STORE AND BASE, ment, or whole Building, to let, on Eighth avenue and Thirty-seventh street. Inquire of H. SARNER, corner Twenty-sixth street and Third avenue.

AN ELIGIBLY LOCATED OFFICE OF A PROMI-nent physician (lately deceased). Apply to H. R. DREW, Fifth Avenue liotel, or 45 East Twentieth street, from It to 12 daily. A PROPERTY TO LEASE—FOR A TERM OF YEARS on Union square, Broadway side: size 33xX10 deep running through to next street. Address L. D., station D

A DJOINING LORD & TAYLOR'S, NOS. 4, 6 AND 8
Kast Twentieth street; only houses between Broadway and Firth avenue; separately or together.

JESBUP, 255 Broadway. FIVE STORY MARBLE BUILDING, 53 BEEKMAN street, cellar and sub-cellar, rear on Ann street, to J. D. WENDEL, 79 Maiden lane.

A FINE HALL AND COMMUNICATING ROOMS, ON Broadway, suitable for a school, at low rent Address W. B., station D.

A PAMILY, RESIDING IN THEIR OWN HOUSE, No. 139 East Ninetsenth street, near Irving place, would let to dector or dentist one or two Parlors; bot and cold water on floor; also hall Room.

A. -TO LET-BARE CHANCE, THE WELL KNOWN and long established Liquor Store corner Ninth avenue and Twenty-saxth street; handsomely fitted up with fixtures complete.

280 Tenth avenue, corner Twenty-sixth street. A LADY WILL LET AN ELEGANT PARLOR FLOOR to a party of gentlemen for a club or other quiet, genteel business purposes; also other beautiful Rooms, with or without first class Board, at reasonable rates, inquire at 39 West Twenty-fourth street

A -LARGE AND SMALL STORES TO LET-ON Sixth and Kighth avenues; also two corners; some fitted up; rent chean. JAMES FETTRETCH, No. 929 Sixth avenue. BROADWAY STORE—CORNER PORTY-FIRST B street, to let, for only \$1,200; whole premises; good corner for any business. Apply at 64 Delancy street or 1,454 Broad way.

 $B^{\rm UTCH\,\&R}$  STORE—508 EIGHTH AVENUE, TO LET Fixtures for sale. Inquire on the premises. BOWERY.—TO LET. THE WHOLE OR ANY PART of a first class Building on west side of Bowery (store extra large) and well adapted for cisting or dry goods. For particulars apply to owner, 245 Water street BASEMENT. 50 FEET DEEP, TO LET-FOR A RRS-third street and Sixth avenue, opposite railroad depo-linguire in the store. BROADWAY STORE, NO. 12®, SOUTH OF THIRTYsecond street, connecting with room on second
floor: also two Basements, together or separately; also
Rooms for offices. Apply to W. S. MELLIRUM, 1,267
Broadway.

CENTRAL PARK HOTEL TO LEASE—ESTABLISHED for 16 years; has a frontage of 100 feet on the Park and 25 feet on Seventh avenue; newly furnished. Particulars from the owner on the premises. H. KNUBEL. CORNER STORE TO LET-FINE LOCATION FOR A druggist, clothing of boot and shoe store; none in the vicinity; possession at any time. Apply on premises, northwest corner of Third avenue and Seventy-fourth street.

ENTIRE UPPER FLOOR-NEW BUILDING, NO. 16
New Church street, well lighted, with or without steam Power. Apply to D. C. PRATT, on the premises M USIC DEALERS AND OTHERS,—TO LEASE, THE old established Store of J. Schuberth, Broadway, near Fifteenth street; very desirable for any first class business. M. NYEES & SON, 434 Broome street. STEAM POWER LOFTS, 25X100; LIGHT FROM FOUR Sides; rent very low. Inquire on premises, 455 West Forty-fifth street, upstairs.

Forty-fifth street, upstairs.

SPLENDID FACTORY PROPERTY (CITY) TO LET—
For a number of years on reasonable terms; 20x100
six story; windows all reund; abuncance of steam, elevators, &c.; near East River, tellow Fortieth street.
J. M. KOEHLER, 117 Broadway, room4. ST. MARK'S HOTEL—160 ROOMS, NEW BRIGHTON, Staten Island, is, owing to the death of the proprietor, to lease; Furniture for sale; is one of the most popular and successful hotels in the United States.

W. A. COLLINS, 28 Pine street.

STORES AND LOFTS TO LEASE—ON BROADWAY, Broome, Mercer, Greene, Murray and other streets, with immediate possession it desired.

M. S. MYERS & SON, 434 Broome street.

STORES TO LET CHEAP—ON SIXTH AVENUE, Ninth avenue, in the Ninth ward and Canal street; all are first class locations for teas groceries, nurniture, ilquors, lager beer and oysfers; two are old established liquor corners. Apply at 603 Hudson street.

STORES AND DWELLINGS ON FOURTH AVENUE, near Fourteenth street, to let: also a fine First Floor on Broadway, near Eleventh street, 25x 110.

G. NAGLE, 149 Fourth avenue. SPLENDID LOFTS TO LET—WITH OR WITHOUT,
SPower, steam elevator, good light, &c., at yory low
rent, at No. 213 West Twenty-sixth street

TO LET-FIRST FLOOR AND BASEMENT, 59X70 with steam power. Inquire of F. BUSH, 225 av. A. To LET—A SPLENDID NEW STORE (LARGE PLATE glass windows on the best corner in Jersey City: cars pass in every direction. Inquire at No. 17 Pavonia avenue, Jersey City.

TO LET-BEST LOCATED CORNER STORE IN Yonkers; Fixtures for sale. Address Box 186 Post office, Yonkers

TO LET-TOGETHER OR SEPARATELY, FIRST, third and fourth Lofts of the new store 764 Breadway, pear Ninth street; first class location; rents moderate. Apply to A. JOURNEAY, 51 Lispenard street. TO LET-FOR A TERM OF YRARS, FOR BUILDING purpose, a Lot on Worth street, near Broadway, Also, to let, a Building on Beckman street, near Wilman, Apply to J. M. RIDLEY, No. 36 Beckman street, in the store.

TO LET-AT 761 SIXTH AVENUE, FIRST FLOOR, over tabey store, with all modern conveniences. TO LET-FACTORY, IN EIGHTEENTH STREET, near Seventh avenue, 90x21, five stories and basement, beated by steam, and power if desired. Address C. ROUX & CO., 827 Broadway.

TO LET-THIRD AND FOURTH PLOORS OF FIRST class Building on west side of Broadway, near Stewart's, suitable for light manufacturing business, HUTCHINSON & WILSON, 37 Union square. TO LET-FOUR LOFTS NORTHEAST CORNER OF West Broadway and Thomas street.
G. B. LAWTON, 384 West Eleventh street.

TO LET-ON GREENWICH AVENUE, OPPOSITE
Bank street, stores and Dwellings. Apply at office
No. 226 Greenwich street, corner Barclay. To LET-A CORNER LIQUOR STORE ON BLEECKER street, handsomely fitted up. Inquire of J. J. GIB BONS, 113 Bleecker street. TO LET-FLOORS SUITABLE FOR MANUFACTUR ing or business purposes, on Bieccker street, Inquire of J. J. GIBBONS, 113 Bleecker street.

TO LET—THE DESIRABLE AND CENTRAL STORES
170 and 172 Centre street, two doors from Canal, size
55,55, with basements and vaults; rent, singly, \$1.50 and
\$1.260; cheapest rent in city, location considered. Apply
to GED, W. READ & CO., 186 to 200 Lewis street, foot of
Figh and Sixth streets, East River. TO LET-STORE, SOUTHWEST CORNER OF SIXTH
Avenue and Forty-first street, 125 feet deep, 25 feet
front; plate glass; reut \$2,200

TO LET POR BUSINESS PURPOSES. TO LET-OR POR SALE THE OLD ESTABLISHED and well-paying taney and gentlemen's Furnishing Goods Business; best location in Third avenue, having done the largest trade in its line in the street; stoce nominal; first class fixtures of which the use will be given free; will let store and Hassement, 22x5, without selling stock; owner engaging in manufacturing business reason for selling. For turther particulars apply on premises, 696 Third avenue.

TO LET.-THE STORE AND HOUSE 3D AND 33 Eighth avenue: rent \$1,800 and \$1,200: also Dwelling House 34 West Pflitch street; rent \$1,200 Apply to EDWARD TIMPSON, 115 and 117 Nassan street, room II FDO LET-EIGHTH AVENUE, CORNER OF EIGH-t teenth street, store, including Second Ploor; one of the largest and finest stores on the avenue for any first class business; low ront to a responsible party. H. V. MEAD, 52 Eighth avenue.

TO LET-THE FINE STORE 25 EAST FIFTEENTH A street, near Broadway, opposite Tidany & Co.'s Apply on the premises. THO LET-FROM MAY I, THE LARGE HOUSE, CON-taining over 40 rooms, 23 Washington place, corner of Greens street; it has been occupied as a first class boarding house over 15 years; by the present tenant, about 10 years; is now filled with boarders; location is unsurpassed, and the rent it only \$4.500. For permit ap-ply to J. J. CAMPION, 20 East Tenth street.

TO LET-IN 466 AND 468 WEST FORTY-SIXTH Street, a large well lighted Loft, with steam power, Apply on the premises or to S. ALEXANDER, 323 Canal street.

TO LET-SECOND, THIRD AND FOURTH FLOORS, 50x80 feet, centrally located, airy and light, having It windows on three sides; steam power if needed; for wire workers, light nardware manufacturers, &c., very suitable. Apply on premises, corner Canal and Eldridge streets. TO LET-THE VERY DESIRABLE STORE AND Basement No. 152 Third avenue, near Sixteenth street, separately or together, sniable for any first class business: immediate possession; just put m order; open on Monday.

To LET FOR BUSINESS PURPOSES—AN EXCEL leutly lighted Ploor, 22xi0; a splendid location for any light manufacturing business or any business poses. Inquire on the premises, 55 West Eighteenth street, or of the owner. S. K. COOKE, 222 Third avenue. TO LET-STORE AND BASEMENT, CORNER AVE.

flour store the last ten years. Inquire of J. A. GONKLIN,

810 Greenwich street.

TO LET—ON WEST SIDE OF EIGHTH AVENUE, best location, Store and Basement, with 18 rooms a bove; reasonable rent for good tenant. L. KAUFMAN, 313 West Thirty-first street. TO LET-WITH STRAM POWER AND HEAT, A DR-farable Room in Wilson's building, corner Gold and Fulton streets. Apply to JOHN T. WILSON, 73 Fulion street.

TO LET FOR A TERM OF FEARS—A VERY SUB stantial brick Building, 75x100; fine engine and boiler; elevator trom cellar to third floor. Inquire on premises, 542 West Thirty-third alreet. TO LET-A PARTY HAVING FIRST CLASS MILLI I nery Rooms in the vicinity of Union square, will rent accommodations to first class dressmaker; fines business location in the city. Address MODES, station D

TO LET-SMALL STORK 388 THIRD AVENUE, NEAR Twenty-eighth street: a first class stand for any light business; immediate possession. Seen from 10 to 2 on Monay. TO LET-THREE WELL LIGHTED FLOORS, 25X58, with Steam Fower; has, hoistway, gas, water and every convenience for manufacturing purposes; rent low; lease if desired. Apply at or address FLOORS, 148 East Fittleth street, near Third avenue.

TO LET-STORE, BASEMENT AND UNDER CEL lar, 318 Broadway, corner of Pearl street. Apply to 8. B. HUTCHINGS, 38 John street. TO LET OR LEASE—THE BUILDING SOUTHWEST Corner of Broadway and Eighth street, 30 feet front by 104 feet deep; a very desirable location for a wholesale or retail business. Inquire on the premises of BROWN & POWERS.

TO LEASE—FOR TEN YEARS, FROM MAY 1 next, Buildings No. 46 Hudson street and 45 Thomas street, L lot; \$3,000 per annum and the taxes. Apply to THORNTON M. BODMAN, Beal Estato Agent, 696 Broadway, northeast corner Fourth street. TO LEASE FOR A TERM OF YEARS—SPLENDID Business Property on Broadway, near Thirty-second street and Sixth avenue: size 39x89, with buildings thereon. Apply to CREVIER BROS., 124 West Broadway. TO LEASE—FOR STORAGE OR MANUFACTURING purposes, new Building, 33x61, four stories in height; chance seldom offered; rent low. D. H. KING, Jr., 336 Pearl street, Franklin square.

TO LEASE—BRICK DWELLING, TWO BRICK AND two frame Factories, on Eighty-first street, near the Boulevard. Apply to JAMES BIRCHETT, 255 West Twenty-fifth street. To Leaste OR FOR SALE—34 AND 36 WEST FOR FY.

To Carriage manufacturer, livery stable or any manufacturing purpose or dwelling.

146 West Fifty-third street (evening), or 102 Nassau. TO LEASE FOR A NUMBER OF YEARS—FROM MAY

I, an old established Bakery, corner Thirty-fourth
street and Seventh avenue, to a responsible party; would
also be a good stand for a drug store. Apply at 340 West
Thirty-fifth street.

TO LET OR LEASE—FOR BUSINESS OR RESI-dence, Plot of Ground, 200x100 feet on the river, with dock, at Lower Ravenswood, L. I., opposite Sixtleth street, with Cottage and Stable. Inquire of HIRAM MERRITT, No. 33 Third avenue. TO RENT-WITH OR WITHOUT STEAM POWER, I Stores and Lofts for manufacturing purposes. Apply to engineer on the premises, 175 Hester street, or ISAAO SCHREIBER, 346 Kast Fourth street.

TO AUCTIONEERS—OR ANY ONE HAVING A STOCK of Goods to sell at auction. My large Store is to let by the day, week or month. Apply by letter or otherwise. FOUGHKEEPSIE, Feb. 21, 1874. WATER FRONT, WITH BULKHEAD, TO LEASE.
Twenty-eighth street, East River, occupied as lumber yard for the last I2 vers.
D. McELROY, 117 East Thirty-ninth street. I IBVING PLACE.—A BASEMENT STORE TO LET, chesp, for an office or some light business; fine location for a real estate or physician's office, 'possession.

OTH AVENUE, ON MURRAY HILL.—TO LET. A DE-distrible Store and Basement for a neat business, in full size brown stone building. Apply to C. H. LOCK, 171 Broadway. OTH AVENUE CORNER STORE TO LET-EASY terms to good tenant in legitimate business.
GEO. W. DILLAWAY, 47 William street. 20 BREKMAN STREET.—TO LET.—THE OLD Established Wholesale Drug Store No. 20 Beekman street will be reured for a short or long period for drug or any other mercantile business. For further particulars apply to EMERSON FOOTE, 40 Broadway, or to JOHN KAVANGH, northeast corner Forty-second street and Sixth avenue.

27 UNION SQUARE, BROADWAY.—TO LET, FOR first class business purposes, a handsome Second Floor; rent moderate to a good tenant. Apply on premises to Miss. LYONS & MOUNTJOY, second floor. 272 BROADWAY.—SECOND FLOOR TO LET. FOR ply in the store. 569 HUDSON STREET. TO LEASE, FOR A TERM business; will be remodelled to suit. Apply to owner, 324 West Fitty fifth street, on the premises.

7 OO BROADWAY, OPPOSITE ASTOR PLACE.
family; location desirable; terms very moderate; references.
Inquire in Milo. FRANCOIS' Human Hair Farlors. DWELLING HOUSES TO LET. Furnished.

AN UNUSUAL OPPORTUNITY.—THE FORT WASHington Residence of James Gordon Bennett, Esq.,
with several acres in lawn and shade, sioping to the
fludson River, will be rented, furnished, to a careful
tenant and immediate possession given; stables, carriage
houses, barn, Ac.; grapery, greenhouse.
It is situated upon an elevation of over 270 feet above
the Hudson River, of which it has a magnificent view.
Rent \$4,000 per annum.
The grounds will be kept in order by the owner.
The Boulevard and St. Nicholas avenue, which are
now completed, afford excellent drives to the property.
The time from bey street to Fart Washington by steam
is about forty infludes.
For further particulars apply to.
POTTER BROTHERS,
Nos. 4 and 6 Warreen street.

A NELEGANTLY FURNISHED HIGH STOOP HOUSE, about Firth avenue, to rent to a private family of adults; rest \$400 per month. For particulars apply to JOHN P. CONKEY, No. 162 Broadway, room 9. A CENTRALLY LOCATED, HANDSOMILLY FUR-nished five story English basement brown stone House to let, to a small private family only, for \$1,00 and Board for, two persons; office and one room reserved. Address A. W., Herald Uptown Branch office.

A LARGE, HANDSOMELY PURNISHED HOUSE TO rent, for one year, at Audubon Park, Washington Heights; large stables and coach house attached; Croton water, gas, &c., throughout; possession March I. Apply to WILLIAM F. GRINNELL, 15 Broad street.

A HANDSOMELY FURNISHED HOUSE FOR RENT Fark; moderate, as owner and wife wish to board with tenant. Apply at 150 East Seventy-eighth street. An Elegantly furnished high stoop brown stone house to let, on Soventy-minth street, near Central Park; location first class. Apply to John Gorman, northeast corner of Seventy-minth street and Third avenue.

A Handsomkly Purnished House to Let or Handsomkly Purnished House to Let or and in good order. For permit call on or address Owner, 1, 33 Broadway.

A.-A.-CHANCE TO LEASE, PURNISHED. A. cosey House, suitable for a small family; rent moderate to a responsible party; possession at once. Apply at 307 East Nineteenth street, fourth door east of Second avenue, from 2 to 9 P. M.

A HOUSE, 13 BEACH STREET, WITH 50 OTHERS furnished and unfurnished, to let; also many for sale; also Stores, Lofts and Offices, 132 Nassau street corner Beekman. N. C. BISHOP, 243 Broadway.

A .—HOUSES TO LET, FURNISHED AND UNFUR-nished, on 9th, 12th, 15th, 20th, 23td, 27th, 28th, 53th, 57th, 38th 24th, 46th, 46th, 47th, 48th, 49th, 53t, 54th, 59th streets, also 5th avenue. WILLIAM TUCKER, 220 Fifth avenue. A HANDSOMELY FORNISHED HOUSE TO RENT—
To a private family only; lease from three to five years; location West Fifty-first street, near Fifth avenue. No agents need apply. Address E. S. C., box 3,296 Post office.

A FOUR STORY HIGH STOOP BROWN STONE House, near Coleman Bouse, to let, handsomely furnished; suitable for a first class boarding house. A.—AT A GREAT BARGAIN, A FINE THREE STORY A high stood Bouse on west side of Seventeenth street; rent \$1,709; Funiture for sale at half its value. FISHER & RENNERT, 510 Seventh avenue. DWELLING HOUSES TO LET.

Furnished. DOUBLE HOUSE, PURNISHED OR UNPURPISHED to lease.—The residence of the undersigned, on Firth avenue, corner of 125th street; grounds 75 leet on Firth avenue by 160 feet on the street; suitable for a private residence, boarding houss, hotel or club.

JOHN B. MURRAY, 98 Broadway.

LLEGANT HOUSE ON FIFTH AVENUE, \$3,000 A Pear; spiendid chance for a first class boarding house; sure fortune to a responsible person, OKORUS, HANKINS & CO, 1,267 Broadway. HOUSE TO BERT AND FURNITURE FOR SALE.
in Ninth street, between Broadway and University
place; 31 rooms; shi rented to lodgers; income \$99 per
week, rentiow. Apply at No. 6 Astor place.

L FITLE BRICK HOUSE NO. 146 WEST TWENTY. TO LET-DESIRABLE FURNISHED HOUSES, IN good locations, for private families and boarding purposes. COLES & HUBBARD, 1,222 Broadway. TO LET, FURNISHED-THREE STORY HIGH STOOP House, in Twenty-eighth street, near Madison avenue. HUTCHINSON & WILSON, 37 Union square. TO LET—FURNISHED TO STRICTLY PRIVATE family, large stone Mansion, 23 Kast Twenty-second street, near Broadway; 34x70; handsomely trescond; kitchen and laundry separate. Apply from 2 to 4. TO LET-FOR ONE OR MORE YEARS, SOME BLE-gantly furnished Houses, with from 5 to 20 acres of Land, on the ridge evertooking Harbon River and val-ley, about half a mile above High Eridge. Apply to HUGH N. CAMP, 106 Broadway.

TO LET-ON FORTY FIFTH STREET, NORTH SIDE, bear Sixth avenue, a three story stone House, partially furnished; or will sell Furniture. Address S. M., statuon H.

TO LET—FURNISHED OR UNPURNISHED, ELRgant House, one door from Fitth avenue, on Fortyfifth street. We have a number of jurnals and uniunnished Houses to let in nice uptown streets also French
Plats. HOMER FRANKLIN & CO. 259 French
General Real Estate dealers, between Forty-fourth and
Forty-fifth streets, near Windsor Hotel and Grand Central Depot. Open evenings.

TO LET OR LEASE—THE HOUSE NO. 248 WEST Eleventh street, in fine order; furnished or uniur-nished to a small family. Apply for permit to J. W. REM-WICK, 22 Wooster street.

TO RENT-FULLY FURNISHED, FOUR STORY brown stone, 233 West Forty dith street; possession tume lintely; rent \$320 per month to a careful tenant. TIO RENT—A FULLY FURNISHED FOUR STORY brown stone House, in fine order, on Thirty-seventh street, between Fifth and Sixth avenues, to a strictly private family; rent \$4,000. Inquire of the owner, U. HAIGHT. IT Pearlistreet, from 11 A. M. to \$7. M., and 64 West Thirty-eighth street, from 7 to 9 P. M.

27 TH STREET, NEAR BROADWAY.—FINE HIGH stopp House, furnished, \$3,900; 9th st., near 5th av., 4 story, \$3,000; 34th st., 4 story, \$3,000; also others, 8120NSON & ECCLESTON, 50 West Thirty-dirst street.

A COMPLETE PRINTED LIST OF HOUSES TO LET or lease at moderate rents and in good locality can be had at CREVILE BROST, office, 24 Newark street, Hoboton, N. J.

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